

179.0

0006

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

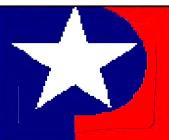
837,200 / 837,200

USE VALUE:

837,200 / 837,200

ASSESSED:

837,200 / 837,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DENHEZ FABIENNE	
Owner 2:	
Owner 3:	

Street 1: 44 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LAFYATIS ROBERT A -

Owner 2: DENHEZ FABIENNE -

Street 1: 44 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	384,900	800	451,500	837,200		121969
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18

PREVIOUS ASSESSMENT								Parcel ID	179.0-0006-0020.0	Date	!14124!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	384,900	800	7,500.	451,500	837,200		Year end	12/23/2021	
2021	101	FV	373,700	800	7,500.	451,500	826,000		Year End Roll	12/10/2020	
2020	101	FV	373,700	800	7,500.	451,500	826,000		826,000 Year End Roll	12/18/2019	
2019	101	FV	281,400	900	7,500.	451,500	733,800		733,800 Year End Roll	1/3/2019	
2018	101	FV	279,500	0	7,500.	380,600	660,100		660,100 Year End Roll	12/20/2017	
2017	101	FV	279,500	0	7,500.	348,300	627,800		627,800 Year End Roll	1/3/2017	
2016	101	FV	279,500	0	7,500.	296,700	576,200		576,200 Year End	1/4/2016	
2015	101	FV	272,900	0	7,500.	258,000	530,900		530,900 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
LAFYATIS ROBERT	59632-279		7/30/2012	Convenience			1	No	No								
DEIGNAN MADELIN	26449-148		6/28/1996			212,500	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/12/2015	1108	Manual	4,735	8/12/2015				Air sealing and in	8/15/2018	Inspected	BS	Barbara S											
6/21/2006	501	Redo Kit	26,480			G8	GR FY08		7/12/2018	MEAS&NOTICE	BS	Barbara S											
11/5/2001	852	Addition	100,000	C				ADD TO 2ND FLOOR	3/21/2009	Inspected	197	PATRIOT											
									12/29/2008	Measured	163	PATRIOT											
									3/31/2004	Inspected	BR	B Rossignol											
									5/22/2002	Permit Visit	PM	Peter M											
									4/15/2000	Inspected	270	PATRIOT											
									1/12/2000	Mailer Sent													
									1/5/2000	Measured	264	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

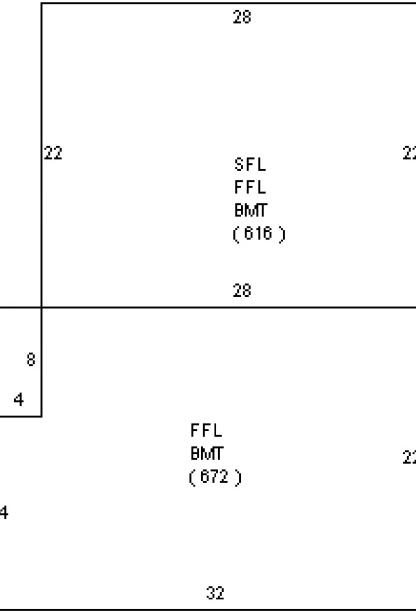
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

EXTRA SINK AND BATH.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Avg Ht/FL: STD

Prim Int Wal: 1 - Drywall

Sec Int Wall: %

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.20147061
Const Adj.:	0.99495000
Adj \$ / SQ:	155.402
Other Features:	115500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	472835
Depreciation:	87947
Depreciated Total:	384887

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	155.40	
Special Features:	0	Val/Su Net:	119.39	
Final Total:	384900	Val/Su SzAd:	202.15	

PARCEL ID

179.0-0006-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	2006	3.74	T	10.4	101			800			800

More: N

Total Yard Items:

800

Total Special Features:

Total:

800

IMAGE**AssessPro Patriot Properties, Inc****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,288	46.620	60,047					
FFL	First Floor	1,288	155.400	200,158					
SFL	Second Floor	616	155.400	95,728					
OPF	Open Porch	32	43.780	1,401					
					Net Sketched Area:	3,224	Total:	357,334	
					Size Ad	1904	Gross Area	3224	FinArea 1904